



Luctons Avenue, Buckhurst Hill, IG9 5SG

Guide Price £1,500,000

- Guide Price £1,500,000 - £1,600,000
- Large Kitchen/Diner with Urban Myth Kitchen
- Three Reception Rooms
- Highly Sought After Location
- Stunning Detached Family Home - Five/Six Bedrooms
- High Ceiling & Character Features Throughout
- Fully Renovated Throughout to a High Standard
- Fantastic School Catchment - St Johns Primary, Loyola, Daiglen & Braeside

Luctons Avenue, Buckhurst Hill, IG9 5SG

Guide Price £1,500,000 - £1,600,000

Caplen Estates are delighted to offer this stunning detached house located in the heart of Buckhurst Hill, Essex. The current vendors have lovingly renovated the home throughout, including extending the property creating a wonderful space for any prospective new owners. Packed full of period charm with a modern twist the property is built to a high specification.

Upon entering the property, you are greeted via a large entrance hall with storage and feature fireplace. There is a front reception room, with large bay window. To the rear is the heart of the home, with a kitchen/breakfast room, including an Urban Myth fitted kitchen with large centre island. The kitchen comes complete with integrated double oven, microwave, warming drawers, fridge, freezer, dishwasher, washing machine & tumble dryer, plus hob & extractor fan. There is also a good sized lounge and dining room with orangery style roof. The ground floor is complemented with underfloor heating throughout.

The first floor has four double bedrooms, one with an ensuite bathroom, two with fitted wardrobes and a large family bathroom. The second floor has a stunning master suite complete with large ensuite bathroom and dressing area, which could be a sixth bedroom.

The rear garden has recently been landscaped, offering a variety of spaces to enjoy and follow the evening sun. The property also has off street parking for multiple cars.



5



3



3



C

Council Tax Band: F



Entrance Hall

3.42 x 3.23 (11'2" x 10'7")

Living Room

5.61m x 4.42m (18'5" x 14'6")

Family Room

4.27m x 4.06m (14'0" x 13'4")

Dining Room

2.51m x 3.99m (8'3" x 13'1")

Kitchen/Breakfast Room

8.38m x 3.63m (27'6" x 11'11")

Downstairs Cloakroom

Bedroom One

3.06 x 5.38 (10'0" x 17'7")

Ensuite Bathroom

2.16 x 2.97 (7'1" x 9'8")

Walk in Dressing Room

1.52 x 5.19 (4'11" x 17'0")

Bedroom Two

3.68m x 4.22m (12'1" x 13'10")

Bedroom Three

4.95m x 3.76m (16'3" x 12'4")

Bedroom Four

4.55m x 3.91m (14'11" x 12'10")

Bedroom Five

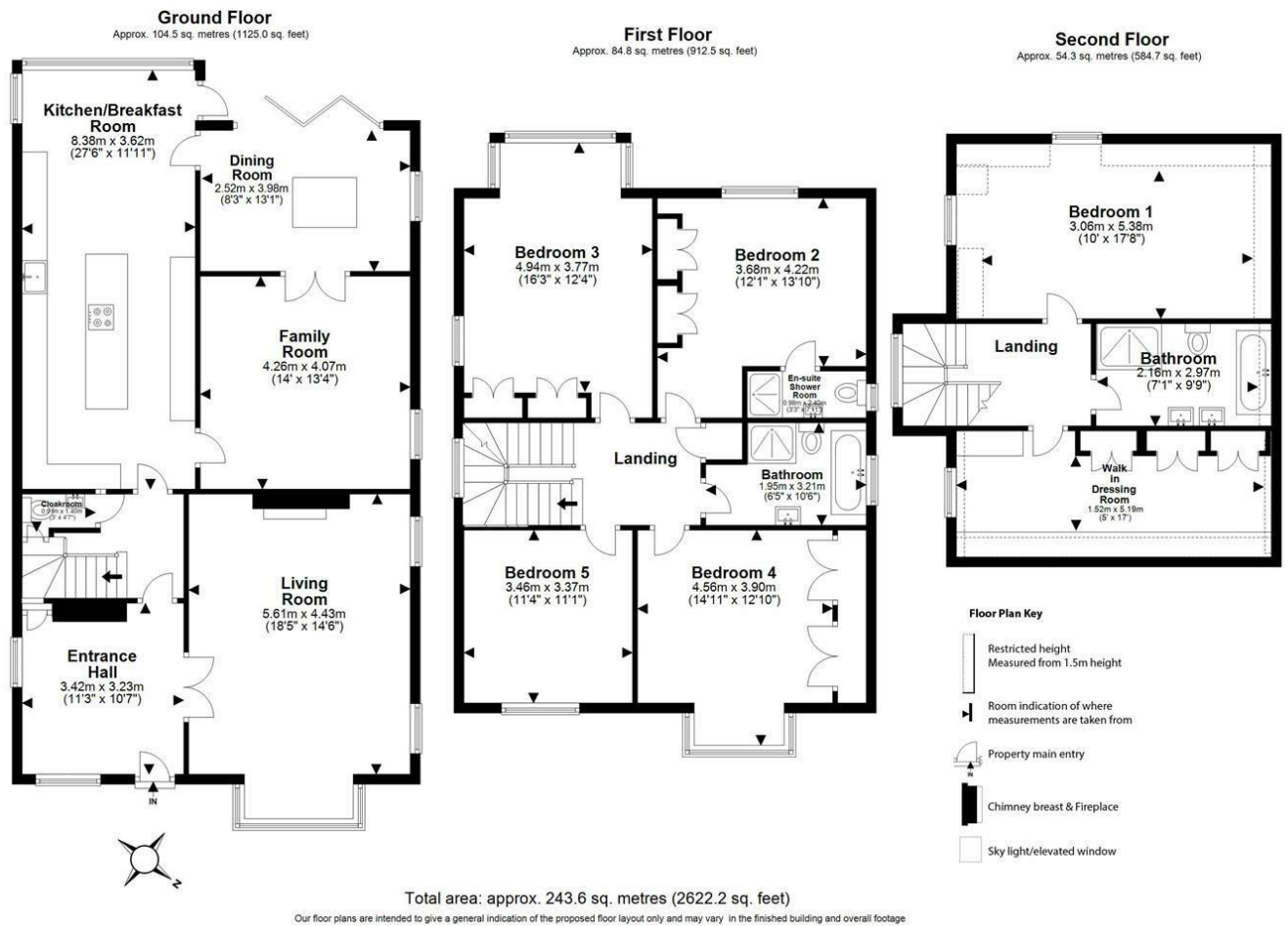
3.45m x 3.38m (11'4" x 11'1")

Main Bathroom

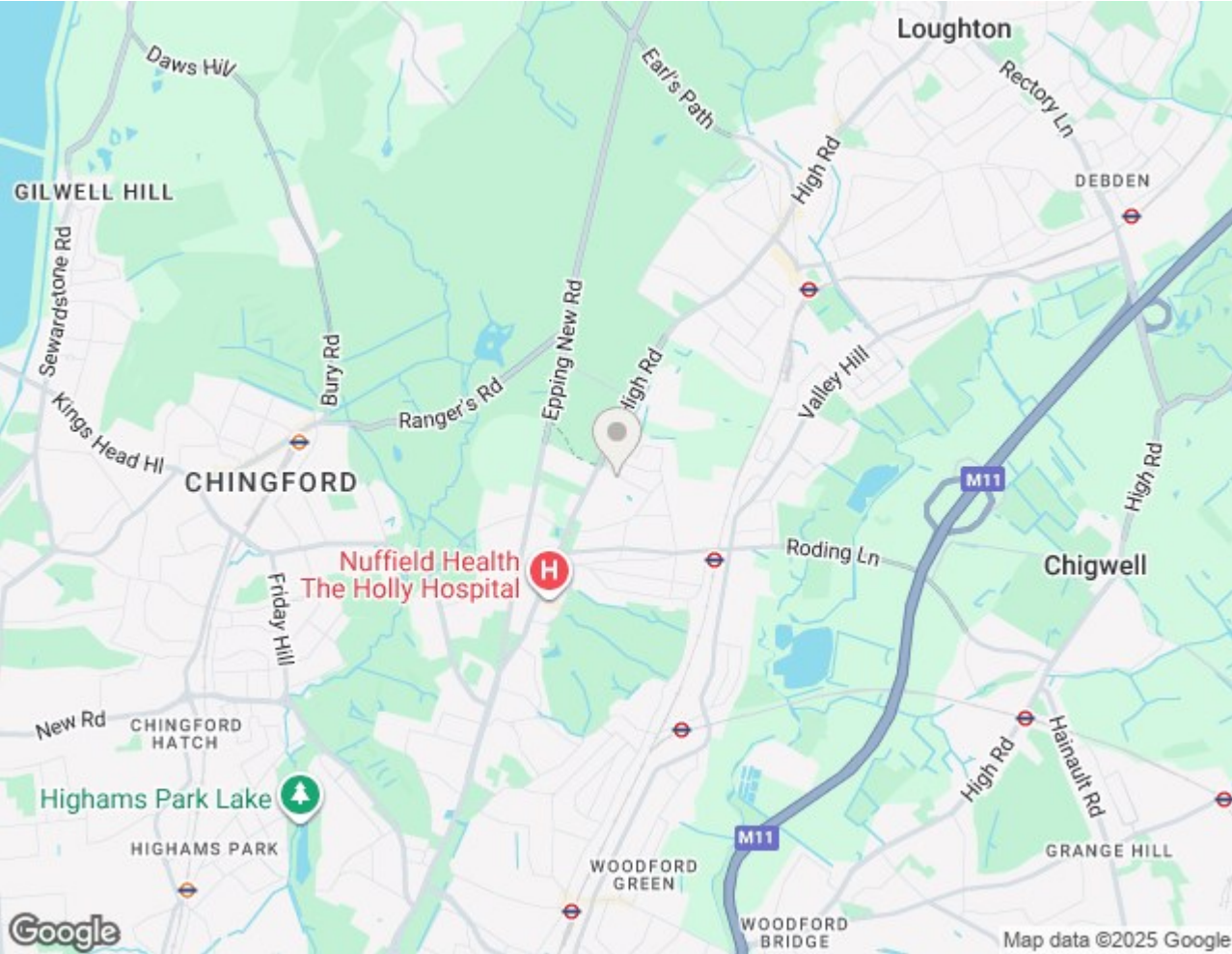
1.96m x 3.20m (6'5" x 10'6")


Garden

24 x 11 (78'8" x 36'1")







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

EPC Rating:

C

Council Tax Band

F

Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.